

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 527 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-143

Current Owner Name: MELVILLE SANFORD J (JT)

Parent Parcel(s): PC-75 PC-76

Current Owner Address: PO BOX 3568

PARK CITY, UT 84060-3568

Legal Description (include acreage) SUBD: SUBD: QUEEN II REPLAT LOT LINE ADJUSTMENT LOT: 1LOT 1 QUEEN II REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1313-1153-1163 1370-1078-1086 1615-523 1720-1618 1949-749; Acres 0.09

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full
  - Partial

### Use

- Original Use: Residential
- Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints: 1995, 2006 & 2008
- historic: c.

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

Building Type and/or Style: Other residential type / Vernacular style

No. Stories: 1

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The foundation appears to be concrete in the 2006 photographs.

Walls: The exterior walls are clad in drop/novelty siding.

Roof: The roof is sheathed in composition shingles.

Windows/Doors: The façade windows are two-over-two double-hung in vertical openings. The entry door is two-paneled with a large light.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This frame single-story cross-wing with a shed-roofed porch in its L has been lifted a story, a basement garage set underneath the original house, and a gable-roofed addition set to the rear. The ridgeline of the addition is visible over the roof of the original house. A deck has been constructed to the side, next to the addition. A small shed-roofed bay was added to the side of the house at an unknown date. The garage was most likely done between 1995 and 2006 and the rear addition in 2008.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a lot that slopes to the side and upwards to the rear. A concrete retaining wall that runs parallel to the street was being faced by stone in 2008. The lot was a construction site during the 2008 photos so final landscaping cannot be determined. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The cross-wing was a common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c.1900<sup>1</sup>

Builder:  Not Known     Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 2008.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 4:** Southeast oblique detail. Camera facing northwest, 2008.

**Photo No. 5:** East elevation (primary façade). Camera facing west, 2006.

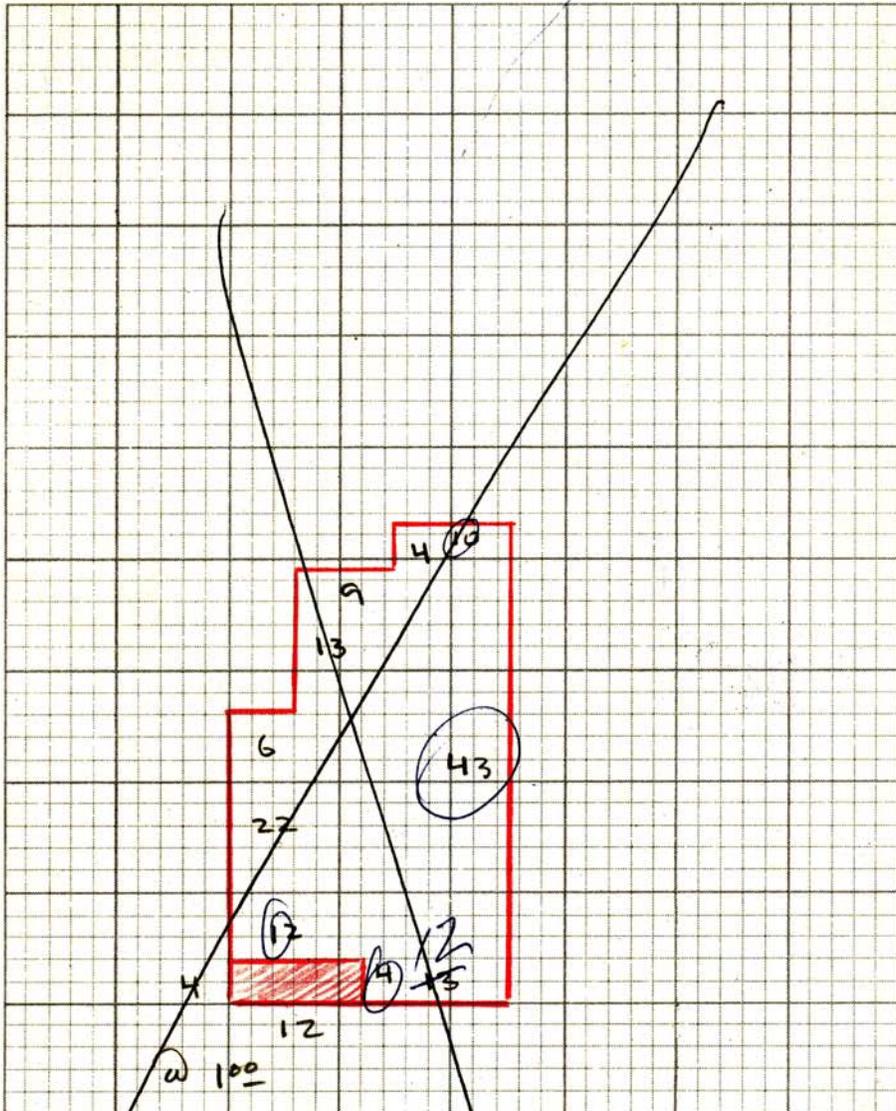
**Photo No. 6:** East elevation (primary façade). Camera facing west, 1995.

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<sup>1</sup> Based on Sanborn Insurance maps, but the Summit County Recorder indicates a construction date of 1934.

Serial No. PC 74  
75

Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 527 Park Ave  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  
 Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals  
 1 x x 889 \$ 1776  
 x x  
 x x  
 Gar.—Carport x Flr. Walls Cl. \_\_\_\_\_  
 Description of Buildings Additions  
 Foundation—Stone \_\_\_\_\_ Conc. BR None \_\_\_\_\_  
 Ext. Walls Siding  
 Insulation—Floors \_\_\_\_\_ Walls \_\_\_\_\_ Clgs. \_\_\_\_\_  
 Roof Type galt Mtl. T.P.  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front 48 @ 10 48  
 Rear @  
 Porch @  
 Metal Awnings \_\_\_\_\_ Mtl. Rail \_\_\_\_\_  
 Basement Entr. @  
 Planters @  
 Cellar-Bsmt. — 1/4 1/2 3/4 Full Floor dnt 50  
 Bsmt. Apt. \_\_\_\_\_ Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub 1 Trays \_\_\_\_\_  
 Basin 1 Sink 1 Toilet 1  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_ 350  
 Built-in-Appliances \_\_\_\_\_  
 Heat—Stove  H.A. \_\_\_\_\_ Steam \_\_\_\_\_ Stkr. \_\_\_\_\_ Blr.   
 Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_  
 Air Cond. \_\_\_\_\_  
 Finish—Fir  Hd. Wd. \_\_\_\_\_  
 Floor—Fir  Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets 1 Mantels \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainseot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_  
 Total Additions 448  
 Year Built \_\_\_\_\_ Avg. Age 60 Current Value \$ 2224  
 Commission Adj. \_\_\_\_\_ %  
 Inf. by { Owner - Tenant - Bldg. Value  
 Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 30 %  
 Remodel Year \_\_\_\_\_ Est. Cost \_\_\_\_\_ Current Value Minus Depr. \$ 667  
 Garage—Class \_\_\_\_\_ Depr. 2% 3% Carport—Factor \_\_\_\_\_  
 Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size— \_\_\_\_\_ x NTN Age \_\_\_\_\_ Cost \_\_\_\_\_ x \_\_\_\_\_ %  
 Other \_\_\_\_\_  
 Total Building Value \$ \_\_\_\_\_  
 Appraised 11-29- 19 59 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9C 75  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 527 PARK Ave

Class B Type 1 2 3 4 Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	863		\$ 3918	\$
	x x				
	x x				

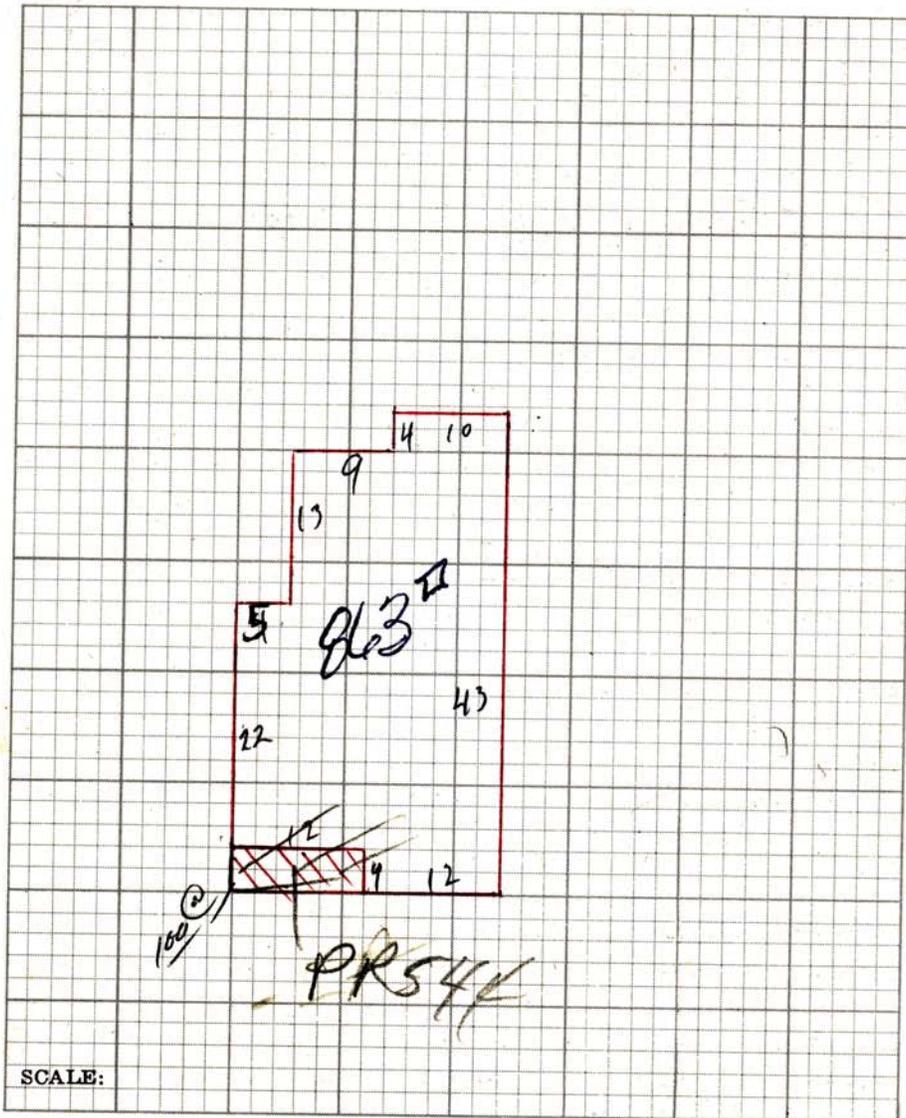
Att. Gar.—C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Cor</u> Mtl. <u>Pat. RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 48' @ 1.00	48	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>None</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	354	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Recap 11-20-79  
42270

Total Additions			952
Year Built <u>1897</u>	Avg. <u>1.1897</u>	Replacement Cost	<u>4870</u>
	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> <u>Tenant</u>	<u>Neighbor</u> <u>Record - Est.</u>	Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 10-17-68 19 \_\_\_\_\_ By 1708  
Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Researcher: Philip F. Notarianni  
Date: Aufust, 1978

Site No. SU-10-138

# Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

IDENTIFICATION 1

Street Address: 527 Park Ave. Plat<sub>PC</sub> Bl.5 Lot 7-8  
Name of Structure: T. R. S.  
Present Owner: Fred W. Gillett UTM:  
Owner Address: Park City, Utah 84060 Tax #: PC-75

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1904 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

STATUS 3

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION 4

Photography: 11/77 Date of Slides: Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

### Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Maps, Park City, Utah 1889, 1900, 1907.

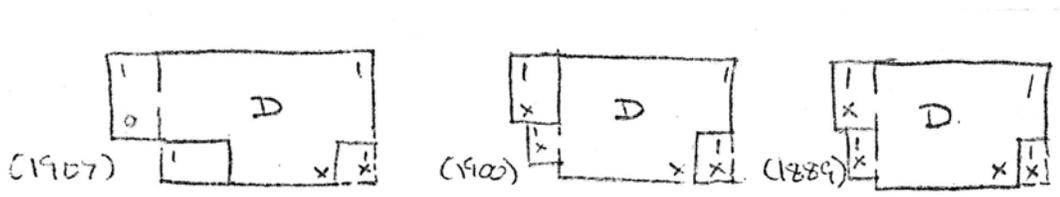
Architect/Builder: unknown

Building Materials: wood Building Type/Style: residential

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame dwelling with a gable roof. Basically a "T" shaped building, it has a porch to the south; and fine wood frame two-over-two windows on the gable end of the north section. The porch has wood posts, and the home has white siding (wood) with re-red-painted trim.

## Sketches from Sanborn Maps:



## Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military          | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups   | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political         | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation        |   |

Contributory in style and age to the residential district of Park City. This dwelling represents one of the typical designs of an early miners' cottage.

Property ownership in 1891 went from Eliza Moffat to Mary F. Hoyt. It was "probably" Mary Hoyt who had the structure built.

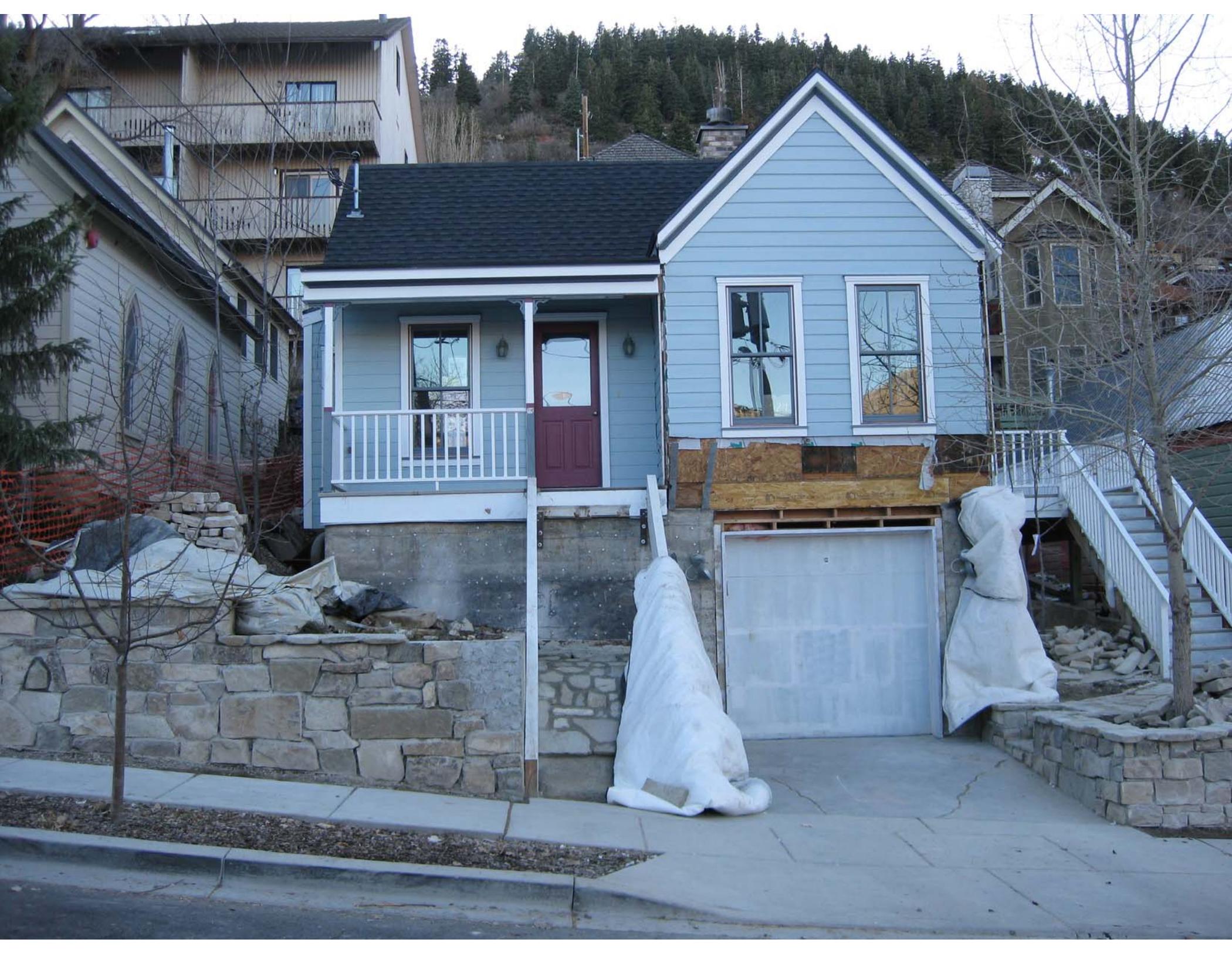
No available information on Mary F. Hoyt.







NO  
PARKING  
BETWEEN  
SIGNS  
←





NO



RESIDENTIAL  
PERMIT  
PARKING ZONE  
NO PARKING  
WITHOUT  
PERMIT  
ANYTIME